001.0	0002	0033.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,277,800	/	1,277,800
USE VALUE:	1,277,800	/	1,277,800
ASSESSED:	1,277,800	/	1,277,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAROUTUNIAN MARK R--ETAL
Owner 2:	HAROUTUNIAN RONALD V R
Owner 3:	
Street 1:	15 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3236 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	839,900	5,900	432,000	1,277,800
Total Card	0.092	839,900	5,900	432,000	1,277,800
Total Parcel	0.092	839,900	5,900	432,000	1,277,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.87 | /Parcel: 394.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	714
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!70!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	839,900	5900	4,000.	432,000	1,277,800	1,277,800	Year End Roll	12/18/2019
2019	104	FV	634,400	5900	4,000.	459,000	1,099,300	1,099,300	Year End Roll	1/3/2019
2018	104	FV	634,400	5900	4,000.	334,800	975,100	975,100	Year End Roll	12/20/2017
2017	104	FV	594,800	0	4,000.	291,600	886,400	886,400	Year End Roll	1/3/2017
2016	104	FV	594,800	0	4,000.	248,400	843,200	843,200	Year End	1/4/2016
2015	104	FV	529,800	0	4,000.	243,000	772,800	772,800	Year End Roll	12/11/2014
2014	104	FV	529,800	0	4,000.	199,800	729,600	729,600	Year End Roll	12/16/2013
2013	104	FV	551,400	0	4,000.	190,100	741,500	741,500		12/13/2012

PRINT

Date	Time
12/10/20	15:57:20

LAST REV

Date	Time
09/25/17	12:28:00

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 70

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1068-115		4/1/1990		234,000	No	No		Y

USER DEFINED

Prior Id # 1:	714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2007	906	New Buil	231,000			G9	GR FY09	NEW 2 FAM ON OLD F
10/5/2007	905	New Buil	115,000			G9	GR FY09	NEW 2 FAM OLD FOUN
9/14/2007	807	Manual	4,000					repairs to existin
8/29/2007	752	Demoliti	14,000					demo house leave f
1/6/1998	7	Redo Kit	15,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/22/1999	Measured	163	PATRIOT
9/22/1999	Mailer Sent		
11/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00593221
Const Adj.:	0.99980003
Adj $ / SQ:	170.974
Other Features:	122635
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	853524
Depreciation:	13656
Depreciated Total:	839867

COMMENTS

EXTENSIVE FIRE DAMAGE 4-1-2007.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

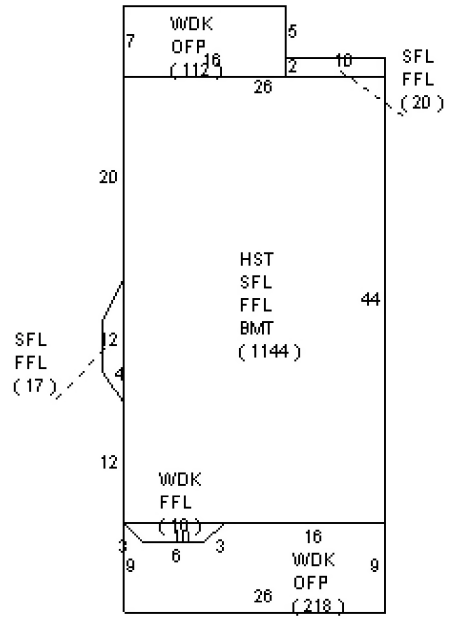
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,197	170.970	204,656
SFL	Second Floor	1,181	170.970	201,921
BMT	Basement	1,144	59.630	68,214
HST	Half Story	572	170.970	97,797
WDK	Deck	346	8.890	3,075
OFP	Open Porch	330	21.500	7,094

Net Sketched Area:	4,770	Total:	582,757
Size Ad	2950	Gross Are	5342	FinArea	3236
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	206.88
Special Features:	0	Val/Su Net:	176.08
Final Total:	839900	Val/Su SzAd	284.71

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	16X16	A	AV	2000	3.71	T	15.2	104			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900